

(inst. D)  
Lapas l.

Reverend Father Ignatius  
197 Whitechapel Road  
E.C.

To J. Deacon Nelson  
16 Finsbury Circus E.C.  
Solicitor

re Lecture Hall at Cable Street

Bill of Costs and Disbursements  
in connection with purchase of  
the above freehold property

1902  
Nov 2<sup>nd</sup>

Attending you on your call when  
you stated that you were desirous  
of purchasing a piece of land and  
Lecture Hall, in Cable Street E, which  
you had been informed was for sale  
and the price asked for same was  
£850 which you considered reasonable  
and you instructed me to obtain  
full particulars from the Auctioneers  
Writing Messrs C.C. & J. Moore for  
terms as requested

4<sup>th</sup> Writing advising you that I had  
written as you desired

5<sup>th</sup> Having received particulars &  
conditions of sale of the property  
perusing particulars and very long  
Conditions of Sale

Writing Messrs Moors for information  
as to certain exceptions reservations  
rights of entry etc referred to in the  
conditions of Sale

Disbursements Charges

100

37

" " "

110

50

£ 1 19 7



November Brought forward

6<sup>th</sup> Attending you further discussing this matter at length

8<sup>th</sup> Mess<sup>rs</sup> Moore's Solicitors having written offering to let me see the documents at his office writing him that I would call at 12.30 on Monday

11<sup>th</sup> Attending you on your call further discussing this matter

Having been prevented from keeping appointment with Mr Voss, Vendor's Solicitor, writing him that I would call tomorrow

12<sup>th</sup> Attending at Bethwell Green examining and perusing lengthy deeds of this property containing the reservations conditions & mentioned in the conditions of sale and not forming part of the title

Paid expenses

Writing you with appointment to see me on the matter

13<sup>th</sup> Attending Mess<sup>rs</sup> Moore on their call when they stated that they would like to know what was being done in this matter and I stated that you were to see me tomorrow after which, I would write them if possible

Attending you on your call fully discussing this matter and reporting result of perusal of deeds when you stated you thoroughly understood the matter and notwithstanding

1 19<sup>th</sup> November

10 0

3 7

10 0

" " "

2 2 0

5 0

" " "

6 8

5 0

5 10 10



Capas L-

November Brought forward

50

5 11 10

the conditions and reservations desired to purchase and I was to instruct a Mr. Higgins to inspect the premises and if he gave a favourable report I was to negotiate the purchase

100

15 Writing Messrs. Moore & Co. that you were disposed to purchase the property and making an offer of £400 for it.

" 37

22 Attending you on your call discussing this matter when I informed you of my offer to Messrs. Moore and that up to the present I had received no reply

" " "

21 Attending you on your call further discussing this matter

" " "

22 Messrs. Moore's having written declining offer of £400 writing you to give me a call

" " "

23 Attending you on your call

" " "

Writing Messrs. Moores that I should be seeing you in a few days and would then write them

" " "

Instructing to Mr. Higgins to inspect premises with view to your buying same

1 1 0

Attending him with same and notice of appointment

100

Attending Messrs. Moores at Leadenhall Street for an appointment and order to inspect premises

68

24 Attending at Cable Street to inspect when Moores were did not attend

50 £ 4 19 6



November Brought forward

50

7

196

200

with Key engaged considerable time but as I was unable to get inside building was unable to do anything

13 4

Paid expenses of self & M. Wiggins attending Mess. Moore when they apologized for their man having failed to appear and arranging an appointment for tomorrow

50

28<sup>th</sup> Attending M. A. R. Reeves as to his advancing the desired money on mortgage when he stated that he would consider the matter

13 4

Attending at Cable Street when Moore's man again failed to keep appointment and I was unable to do anything further in the matter

13 4

Paid expenses of self & M. Wiggins

£ 5-0

29<sup>th</sup> Writing you to call & see me

" " "

30<sup>th</sup> Attending you on your call fully discussing this matter

10-0

Attending Moores for another appointment to inspect this property when they gave me same for Monday at 8.30

" " "

Dec<sup>r</sup> 2<sup>nd</sup> Attending at Cable Street when Moores man again failed to keep appointment and I was again unable to view premises  
Paid expenses

50

Attending in Tudors Office in Fenchurch Street when Mr. Harris, one of the Tudors requested me to call at his office

13 4

100

11 2 10



6	Oct. Brought forward	1 00	11 2 10
	at 6 o'clock this evening when he would send a man with me so that I should not be disappointed again		100
	Attending at Fashion Street to meet Vendor representative & subsequently attending at Cattle Street making lengthy inspection with Mr. Niggin of the premises		1 1 0
	Paid expenses	60	
4	Attending Mr. Niggin for his report		6 8
	Perusing same		10 6
	Writing Mr. Niggin with his fee		50
	Paid	1 1 0	
5	Attending you discussing report of Mr. Niggin when you considered same satisfactory and instructed me to negotiate for purchase		100
	Writing Messrs. Moore & Co. with an offer of £450 for the Hall and suggesting that they should back up the opening at the north end of the Hall		50
	Attending you discussing the possibility of raising the purchase money and you instructed me to negotiate for a mortgage of £625 on the property		100
	Negotiating fee on Mortgage		7 00
6	Messrs. Moore having written that they could not accept £450 writing them to call & see me on the matter		
	Paid Mr. Niggin		
	(3)	2 70	22 1 0



10	Brought forward	2	7	0	22	1	0
	Negotiating fee on negotiating purchase				8	10	0
	Stamp on contract			6			
	Investigating title of Leckure Hall preparing and completing conveyance (including perusal and completion of contract) as per scale				12	0	0
	Paid for Plans			15	0		
	Paid Parchment			2	6		
	Paid Stamp on Conveyance			4	0		
	Preparing and completing Mortgage including several attendances upon you and Mr. Reeves and lengthy correspondence as per scale				10	10	0
	Paid parchment			2	6		
	Paid for searches			4	0		
	Paid Stamp on Mortgage			14	6		
	Registering conveyance under the Land Transfer Act as per scale on possessory title				4	4	0
	Paid fees			2	6	6	
	You having written that the Hall was not cleared writing you that my Clerk would call upon you this afternoon on the matter						
	Paid telegram			9			
	Attending you on your call when you stated that a lot of rags &c were left on your premises and that you						
				10	16	3	57 5 0



10	Brought forward	10	16	3	57	50
100	workmen refused to move them and you requested me to write the Vendor Solicitors on the matter				6	8
00	Writing Vendor Solicitors very fully & strongly on the matter as requested by you				3	7
00	By 3 M. Voss having written that the pigs &c would be cleared away promptly writing him that unless same were cleared today they would be put into Vendor Arches & that you would not be responsible for the safe keeping of same				3	7
0	Attending you on your call when you requested me to let you have conditions referred to in some of the documents relating to the title					
0	Fair copy conditions and writing you therewith				3	7
	Attending you when you stated that you would like me to let you have copies of the Conveyance and Mortgage and I promised to have same made and sent to you					
	Fair copy Conveyance				4	8
	Paid for plan thereon	50				
	Fair copy Mortgage				3	8
	Fair copy Conveyance to lodge at Land Registry				4	8
	Paid for plan thereon	50				
	(7)	£	11	6	3	58 15 5



11 6 3 58 15 5 Feb 7

Brought forward  
 Feb 7: Attending you on your call  
 when you stated that the Board  
 of Works required you to deliver  
 plan of proposed wall and that  
 they required two doors to be on  
 premises as exits and you  
 instructed me to have the  
 necessary plan prepared and  
 to see this matter arranged. I  
 informed you that I would see  
 a Surveyor and have the matter  
 attended to at once. I handed  
 you a Mr. Brown's name as a  
 Surveyor and stated that my  
 representative would attend  
 with Mr. Brown at the Hall &  
 that I would write you with  
 time they would attend

10

Attending Mr. Brown with  
 instructions to attend with my  
 representative tomorrow when  
 he stated that he would do so  
 and at my request he agreed  
 to accept a fee of 1 1/2 guineas

6 8

Drawing instructions of fair  
 copy

10 6

Writing you that I would call  
 upon you at 2 o'clock tomorrow

8: Attending with Mr. Brown  
 thoroughly examining premises  
 & explaining particulars to  
 enable Surveyor to draw plan  
 to submit to District Surveyor

1 1 0

11 6 3 61 3 7



15	5 Feb	Brought forward	11	63	61	37
		Paid expenses		50		
	10	Attending Surveyor for plan & paying his fee			68	
		Paid	1	116		
	11	Attending at Great Arlic St. at Board of Works offices when they stated that they had nothing to do with the matter and referred me to the District Surveyor			50	
		Attending District Surveyor explaining matter fully to him when he states that the Hall was not in his District and that you must have made a mistake in handing me his address. He states that he thought Mr. Tanner the Surveyor for St. Georges in the East would be the gentleman to apply to.			50	
		Writing Mr. Tanner fully on the matter and requesting him to forward the necessary forms			37	
		Writing you as to what I had done				
	13	Mr. Tanner not having answered my letter writing him that I should be glad to receive an answer.				
		Having received forms from Surveyor drawing & fair copy				



1	February Brought forward	13	2	9	62	3	10
	Particulars as desired by him					5	0
	Attending Mr. Brown when he						
	perused and approved same					6	8
	Writing Mr. Tanner with copy						
	Plan and Particulars					3	7
	Paid for copy Plan			50			
	Writing you as to what I						
	had done & advising you that						
	I thought you should wait						
	a little while, about a week,						
	before commencing to build						
	the wall					3	7
21	Mr. Tanner having written						
	further as to the wall viz						
	as to the cement bed, damp						
	course and supports attending						
	Mr. Brown discussing matter						
	very fully with him when he						
	explained same and gave						
	me sketch to assist you as to						
	position of cement bed and						
	damp course &c.					10	0
	Writing you very fully with						
	copy of sketch & plan & full						
	explanation of Mr. Tanners						
	letter copy of which I enclose					5	0
	Copy plan			50			
	Copy letter					1	0
24	Attending you on your call						
	further explaining this matter						
	& fully instructing you as to						
	how to carry out the work					6	8
	Gave copy Land certificate					3	6
	(10)	13	12	9	64	8	10



leaves 6 -

Brought forward  
Fair copy Report of W. Wiggins  
Writing W. Voss to let me  
know whether the Hall was  
insured against fire

13 12 9 64 4 6

1 4

W. Voss having written that  
the Hall was not insured  
& that all Insurance Companies  
had refused to entertain an  
insurance on account of the  
combustible nature of goods  
stored there writing you to  
call & see me on the matter

" " "

" " "

Attending you on your  
call fully explaining the  
matter to you when you  
instructed me to have the  
premises insured at once for  
£700

" " "

Attending at British Law  
Fire Insurance Society effecting  
insurance for £700 on the  
premises as you desired

" " "

Paid Premium

126

Attending Mortgagee handing  
him Office of Fire Insurance  
and Land Certificate to complete  
his security

10 0

Instructions for Deed of Trust

1 1 0

Drawing same & fair copy  
engrossing

18 6

5 4

Writing you with appointment  
to call and sign same

3 7

Attending you on your executing

14 5 3 67 4 3

(11)



Brought forward 14 5 3 67 4 3  
 same and attesting your  
 execution 13 4

Copy deed of trust for your use 2 8  
 Telegrams postage cab  
 incidental expenses not  
 otherwise charged for 2 2 0

Disbursements

£ 16 7 3 68 0 3

16 7 3

£ 84 7 6

Received the sum of £49-13-8 on  
 account of the above amount of  
 £84-7-6 leaving the sum of £34-13-10  
 due to me

5 Nov 1902

J. S. Davis



44.



lahas 10



Res <sup>d</sup> Father Lyman as

— to —

J. Deacon Newton

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Bill of Costs

and disbursements in connection  
with purchase of Lecture Hall  
Cable Sheet &c.

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Copas 11.

Mr. J. B. Brown, London  
to the Hon. Secy of State  
Oct 11

London

Receipt

I have received from you to day  
the sum of £100 00

for the purchase of the land

of the Hon. Secy of State

£100 00

for the purchase of the land

£100 00

for the purchase of the land

£100 00

for the purchase of the land

£100 00

100



Mr. J. Deacon Newton  
16 Finsbury Circus E.C.  
Solicitor

To Rev. Father Ignace  
197 Whitechapel Road  
E.

# Cash Account

697-10-0  
125-0-0  
572-10-0

## Receipts

1900  
Dec 6<sup>th</sup> To cash received from you to pay  
deposit on purchase of Lecture Hall  
Cable Street 77 10 0  
To amount received on Mortgage of  
Lecture Hall from Mr. A. H. Reeves and  
others 625 0 0  
To cash received from you towards  
purchase money 125 0 0  
To amount brought forward due to me 34 13 10  
£ 862 13 10  
+ Pasuklines drowako rolandos iki 3 aprily (1900) (indus.) 22. 1. 8.  
Summa: — 884. 5. 6.

75-

## Disbursements

Dec 6 Paid deposit on purchase of Lecture Hall 77 10 0  
29 Jan 02 Paid balance purchase money, <sup>£697-10-0</sup> interest <sup>14/4</sup>  
and Mr. Voss' fee for obtaining signature of C. Laganos £ 700 6 4  
By bill of costs and out payments  
of myself delivered herewith 84 7 6  
£ 862 3 10



Capas 13.

Rev. Father Aglomas  
194 Whitechapel Road  
&

Ch. J. Diacon Newton  
16 Finsbury Circus E.C.  
Solicitor

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Bill of Costs and Disbursements  
re Roman Catholic Church Cable  
Street E.

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Balance owing from former bill  
of costs

34 4 1½

March 12<sup>th</sup> Attending you when you  
consulted me as to interview  
you had had with the Vicar  
General and the Cardinals  
Solicitors and you brought me  
transfer for Land Registry and  
requested me to advise you upon  
it. I pointed out objection to  
your signing it as you could  
only sign as Trustee of the  
Sethuanian Mission not as  
beneficial owner. Also that  
there should be no purchase  
money and it must be subject  
to the mortgage.

Discussing what passed with  
the Vicar General and arranging  
later appointment in the day  
engaged considerable time

13 4

Later

Discussing what had passed

£ 35 0 5½



Brought forward

35 0 5  $\frac{1}{2}$

with the Vicar General & arranging for meeting with him

10 0

Discussing and drawing up conditions to be placed before Vicar General for the appointment & drafting out letter for the Solicitors & offered if necessary to go with you to Vicar General to discuss the matter

13 4

13 Not being in on your call perusing your letter stating your success with the Vicar General & your opinion that it was not necessary to register mortgage

2 6

Attending you at your rooms pointing out that before anything was signed by you for the Cardinal is was of the utmost importance that the Charge should be on the Register & you signed & I attested execution to deed engaged 3  $\frac{1}{2}$  Hours

13 4

Paid expenses to your rooms & hall & Union Street Church

2 6

Writing thanking you for signing document & with an appointment to see me on Saturday after your interview with the Cardinals' Solicitors

3 7

Attending <sup>registering</sup> ~~expressing~~ Charge & completing as per scale

3 13 6

Paid fees

1 14 6

Attending you in long interview when you informed me of result of your interview with the Cardinals Solicitors & you handed me a draft trust deed of the property to the Cardinal & others & I promised to peruse & consider same & gave you an appointment to see me on Monday

13 4

2 0 0 41 10 0  $\frac{1}{2}$



March	Brought forward	2 0 0	41 10 0 $\frac{1}{2}$
17	Two fair copies draft trust deed Perusing & considering & revising same particularly as to the Cardinal giving a reason for nonappointment of Lithuanian Priest on vacancy occurring		10 0
	Attending you on your call fully discussing the matter & it was arranged that I should go with you to the Vicar General on Wednesday next		2 12 6
19	Attending Vicar General at Archbishop's House placing before him the position of the Lithuanian Mission & the desires of the Lithuanians with regard to their Church & Priest & discussing various important points in very long interview Engaged from 11:30 to 2 o'clock		— 10 0
20	At your request drawing up report of interview with Vicar General and attesting same with my signature		2 12 6
	Fair copy report to keep		1 1 0
	Engrossing copy for you		4 6
	Writing you that unless you called tomorrow Friday I would forward engrossment of report on to you		8 0
21	You not having called writing you with report		" " "
27	Having received letter from District Surveyor stating that he could not give Certificate unless certain alterations were made perusing & considering the Act of Parliament referred to by him		3 7
	(3)		6 8
		2 0 0	49 18 9 $\frac{1}{2}$



Brought forward

2 0 0 49 18 9½

Drawing & attending to dispatch telegram  
that my Clerk was calling upon him this  
evening

Paid

11½

1 0

Copy Surveyors letter

1 0

Writing you with same explaining matter

3 7

Writing District Surveyor that I was  
attending to his letter & should arrange  
that every thing should be in order by  
Sunday

3 7

Attending you at your house fully —  
explaining to you that unless the —  
necessary alterations were made you would  
not be able to use the Church on Sunday  
& pointing out to you that if you did open  
the Surveyor would no doubt summons  
you & I suggested that we should go to the  
Chapel at once to set the men at work &  
that we should afterwards see the District  
Surveyor

Attending at Chapel pointing out to you  
the alterations which must be made &c &c

Attending with you at District Surveyors  
office when we were informed that he was  
not resident there but would be at office  
on Saturday & I arranged to see him  
on that day

Attending at Chapel ~~again~~ with you again  
to see whether the men were doing doors  
properly when we found that they had again  
put on ordinary bolts & locks & at my  
request you ordered them to be taken off  
Eventually arranging an appointment for

2 0 11½ 50 7 11½



logas 15-

Brought forward  
me to see the Chapel before calling  
on District Surveyor on Saturday  
afternoon when I was to see you

2 0 6½ 50 7 11½

Paid expenses

4 0

1 1 0

29 Attending at Chapel as arranged  
when I found doors had both been  
arranged to open outwards but that men  
had left small bolt on the Christian  
Street door which I told them must  
be taken off which they promised to  
do

Attending at District Surveyors office  
in Commercial Road as arranged when  
I was informed that he was not at  
this office today but he might be at  
Rotherhithe

Attending you at your rooms fully explaining  
the position of affairs to you and advising that  
we had better go to Rotherhithe & try &  
find the Surveyor to which you agreed

Journey to Rotherhithe & from there  
to Deptford

Attending District Surveyor —  
explaining matter fully to him &  
pointing out that as the Church was  
announced to be opened on Sunday  
what a serious matter it was & I  
eventually persuaded the Surveyor to  
come back to the Chapel with me to  
view & to give ~~me~~ a provisional certificate  
which he agreed to do

Journey to Chapel with you & Surveyor  
Attending Surveyor & yourself at the

2 4 6½ 57 8 11½

(5)



Brought forward

2 4 11½ 57 8 11½

Chapel in long discussion with  
Surveyor respecting bolts &c when  
he eventually on my undertaking to see  
certain alterations done next week agreed  
to send on a provisional certificate  
engaged all day

3 3 0

Paid expenses

5 0

April 2<sup>nd</sup>

You not having called writing you  
that as several alterations for which  
I was responsible had to be attended to  
giving you appointment to see me  
tomorrow

3 7

3<sup>rd</sup>

Attending you on your call discussing  
the alterations to Church &c when you  
informed me every thing necessary had  
been done

" " "

Postages & other incidental expenses  
not otherwise charged for

10 0

2 19 11½ 54 15 6½

Disbursements

2 19 11½  
£ 57 15 6

Received with Thanks  
J. S. Newton  
3<sup>rd</sup> April 1902

76.





Capas 16

57-15-6

57-5-2

57-10-0

125-0-0

84-7-6

324-18-2 total

84-7-6

25-8-4 =

57-15-6 102-15-10  $\frac{1}{2}$

34-7-1  $\frac{1}{2}$  5-2

25-8-4  $\frac{1}{2}$  100-10-8  $\frac{1}{2}$

49-15-10

50 17-



Rev: Father O'Leary  
197 Whitechapel R?  
E

To: J. Deacon, Newton  
Solicitor

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Bill of Costs  
and disbursements re  
Roman Catholic Church  
Bathurst

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Deacon, note you are  
visiting the  
del 6 weeks (Papa June 16).

W. O'Leary

St. Michael's  
St. Michael's  
St. Michael's

J. Deacon, Newton  
16 Friarbury Circus  
Eg.